



Worcester Barn Worcester Lane, Canterbury, Kent

STRUTT & PARKER

Worcester Barn

Worcester Lane, Canterbury,
Kent CT3 4AA

A stunning example of a contemporary barn with meticulous attention to detail throughout. Located at the end of a quiet lane, yet within a short distance of Canterbury City Centre

A spacious floor plan and delightful setting define this exquisite 4 bedroom traditionally built family residence. Set on a generous plot of one third of an acre, down a quiet country lane yet just a few minutes' drive to Canterbury City Centre. With open country views to the rear, this property has it all.

This brand new barn style house by Milldown Developments has been sustainability built to code 4. The underfloor heating and hot water is by air source heat pump assisted by a photovoltaic roof panel. The high level of insulation ensures minimal heat loss. There is also a contemporary log burner in the living room.

The grand front door opens to reveal a double height gallery in the entrance hall. Double doors lead through to the large kitchen/family room.

The bespoke kitchen by Roma has pale granite and solid wood counters, fully integrated Neff appliances including microwave/combi-oven, eye level "slide and hide" oven with warming draw, five ring induction hob, full height fridge and a full height freezer. The kitchen also offers a centre island and breakfast area and features a Quooker tap, double Belfast sink, CED wine cooler and dishwasher as well as further useful cupboards space. A separate utility room to the rear of the kitchen also offers granite worktops and cupboards and space for a washing machine and tumble dryer.

The open plan design of the kitchen gives way to a large light and airy family/dining area. Two sets of bi-folding doors open onto the rear garden with its expansive country views.

The ground floor has a study with built in oak bookcase and desk and wi-fi connection as well as a large living room with log burner. The living room has bi-fold doors which lead onto a patio area. There is also a downstairs cloakroom.

Upstairs can be found 2 master suites with fitted wardrobes and luxuriously appointed en-suites. There are two further bedrooms and a family bathroom. All the bathrooms have Hans Groehe Raindance showers, under floor heating under tiled floors and complementary wall tiling. All have large mirrors and heated towel rails which work independently of the heating system.

All interior doors are oak finished panelled with brushed chrome door furniture. There is underfloor heating to both floors. The floor coverings throughout the property are a mixture of tiles, carpet and engineered oak floorboards.

Outside

The driveway to the property is approached via wooden double close boarded electric gates with automatic sensors. The sensors are operated when leaving the property and a remote control opens the gates on arrival at the premises. There is also a entry phone system installed. The block paved driveway has ample parking and leads to a double garage with electric operated doors. The rear garden is fully fenced with a mixture of close boarded and post and rail. There is a five bar gate at the bottom of the garden. There is a large fully paved patio which runs around the rear of the property together with paved pathways surrounding the house. The remainder of the garden is laid to lawn. Worcester Barn has its own private bio-digester sewage plant.







Property

Worcester Barn has been built to code 4 by local developer Milldown Associates Ltd. The property offers family living. Milldown believe that home owners want something sophisticated but comfortable to suit the demands of modern family living. The Barn has been built with understated elegance and modern functionality with state of the art finishings.

Location

Worcester Barn is to be found in a quiet lane only a short distance from Canterbury City Centre. The barn enjoys a pleasant vista to the rear over open farmland and far reaching views beyond. It is superbly situated to enjoy all Canterbury has to offer. The city has two stations with services to London; the High Speed link to London St Pancras from Canterbury West takes about 57 minutes. The A2 provides direct access to the motorway network and the area has good access to the Continent via Ashford International and the Channel Tunnel at Folkstone.









General

Local Authorities: Canterbury City Council (01227) 862000, Kent county Council 03000 41 4141. Council Tax banding to be advised.

Services: Mains electricity. Mains Water. Private sewage system.

Canterbury

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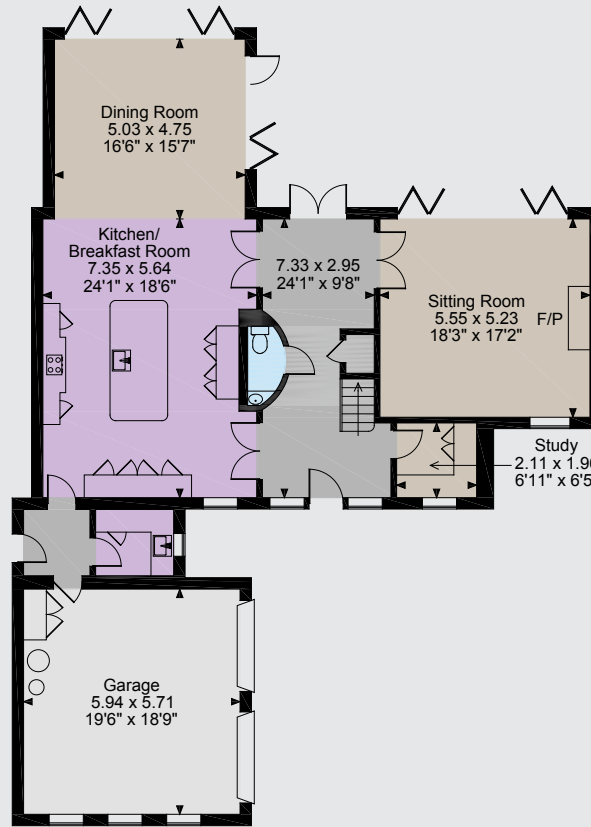
52 offices across England and Scotland,
including 10 offices in Central London

Floorplans

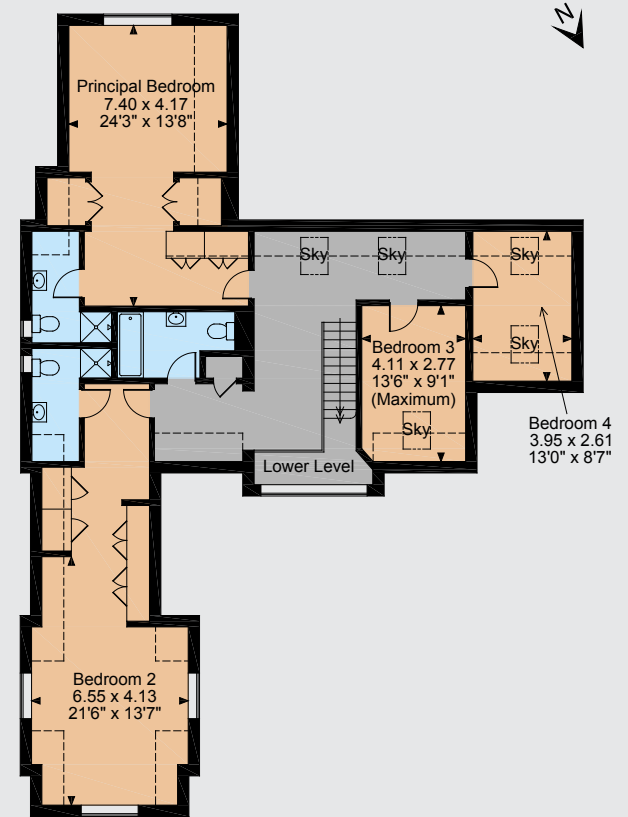
Main House internal area 2,889 sq ft (269 sq m)

Garage internal area 365 sq ft (34 sq m)

Quoted area includes Restricted Head Height
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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